

BPS

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SEC

714 1. DVF-Land

Regional Planning & Organizations

DD/S 71-2828

2 AUG 1971

MEMORANDUM FOR THE RECORD

SUBJECT : Acquisition of Excess FHWA Land

REFERENCE: Memo for the Record (DD/S 71-2288) dtd 2 Jul 71 frm DD/S, same subj

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1. 7 July - We had prepared our land request forms (No. 1334) and Mr. [REDACTED] indicated his satisfaction with them. In a related matter

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Mr. Eugene Nunnally, GSA Region 3 PMDS, telephoned to state that Mr. Dickinson of the National Capital Park Region wants the segment near the Parkway assigned to the Park Service rather than CIA as determined by GSA. We reminded that we had not asked for this entire plot and did not wish to have the map as drawn by GSA altered as it would require going back to the other parties including OMB. I also pointed out that CIA needs at least a portion of the 25 acres and said that we would give an undertaking that CIA would not build on this parcel so as to change the character of the Parkway surrounding land. Mr. Nunnally appreciated these points including the offer but seemed to favor leaving the assignment as drawn thereby giving the 25 acre segment to CIA. A meeting is to be held on 8 July in his office with representatives of the Park Service, FHWA and CIA.

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2. 8 July - Mr. [REDACTED] reported that the meeting at GSA on the excess property seemed to have gone relatively smoothly. Mr. Nunnally, the host, used our map and presented for GSA the division as originally set up by GSA and amended as a result of our questions to GSA about the discrepancies between the attachment to Mr. Kinsey's letter and his hand-drawn chart. Mr. Casazza was pushing for a wider plot for FHWA with the additional piece taken from the land on the West Parking side. The Park Service representative apparently preferred to have the Parkway side area assigned there but seemed interested in our "change of character" undertaking.

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At the same meeting it came out that Mr. Moreland had already shown this division of the excess land to Mr. Arnold Weber at one of his regular Friday reporting seances and Mr. Weber had had no problems with it. Mr. [REDACTED] indicated that the meeting broke with the understanding that I would be in touch with Mr. Casazza on the one matter and Mr. Rowell would verify Park Service agreement to the GSA division.

I did telephone Mr. Casazza later that day and he indicated that a pair of his superiors had earlier on looked at the area and had particularly desired to see assigned to FHWA a segment including what he described as "the brow of the hill." He also mentioned that they had some sensors installed in the area that needed land to protect them. I told Mr. Casazza that I had not before heard of "the brow of the hill" or of the sensors and that we were especially anxious not to have a revised drawing presented to Mr. Weber. He asked that we consider the FHWA desire and advise.

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3. 9 July - Mr. Nunnally advised that Mr. Dickinson had stated by phone that the Park Service would not accept any answer but assignment of the 25 acre plot adjoining the Parkway to the Park Service. After talking with Mr. [REDACTED] I telephoned Mr. Moreland to chat about this development and to seek his reaction to our establishing contact with Mr. Dickinson. Mr. Moreland felt this to be a good idea and initially suggested that Mr. Nunnally be included but withdrew that proposal. We tried unsuccessfully to reach Mr. Dickinson before close of business.

4. 12 July - We tried again unsuccessfully to reach Mr. Dickinson.

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5. 13 July - We again could not reach Mr. Dickinson by phone. Subsequently Mr. Rowell telephoned to ask if he could assist. I explained that we had been trying to reach Mr. Dickinson since we understood that we were apparently being placed in the position of being adversaries to him. We had wished to propose to get together since we believe our considerations might not be known and since we might not understand Park Service ideas. Mr. Rowell felt that Park Service understood our ideas from the earlier meeting in Mr. Nunnally's office. He went on to elaborate the responsibilities of Park Service and their requirements as managers to be the principals as to this piece of land. He also indicated that GSA had a letter from Mr. Dickinson responding to the Kinsey letter and was awaiting a decision as to how GSA would apportion the property. He made it clear that the Park Service was prepared to appeal.

I reflected this conversation to Mr. Moreland who acknowledged that Mr. Dickinson had sent a letter to Mr. Kinsey, a copy of which Mr. Moreland promised to make available to us. He said that GSA planned to take a hard position with the Park Service and pointed out that while he knew we had not requested the entire segment Mr. Rowell for the Park Service had done so after seeing our partial interest.

Mr. Casazza telephoned. I told him that I had earlier on gone over to look at the land in question and could find no "brow". He suggested and I agreed that we should meet the following day to look at the matter together.

I also talked to Mr. Briggs and confirmed that he had mentioned the additional chapter to Mr. [REDACTED] but would like to give him a copy of the diagram as it had come from GSA. This we made for his use with Mr. [REDACTED]

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6. 14 July - Mr. [REDACTED] and I met with Mr. Casazza and learned that the "brow" was at the opposite end of the line from the Printing Services side of the property map. We suggested that the line as drawn by GSA appeared to encompass the whole of his interest but agreed that in the actual survey minor adjustments should be possible. Mr. Casazza indicated no interest in the Printing Services Building end of the proposed property line. We reiterated that we did not wish to have GSA have to draw a new map for Mr. Weber. Mr. Casazza agreed.

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I talked to Colonel White and got his agreement to compromise on the 25 acre plot. I passed this to Mr. [REDACTED] and subsequently at his suggestion telephoned Mr. Moreland to mention that I planned to call Mr. Kinsey in this connection. Mr. Moreland obliged that Mr. Kinsey was out of town. Moreland himself believes that the suggested split would probably be helpful to the resolution of this matter. He expressed the belief that although he did not know how much the Park Service might be bluffing the thought that GSA and CIA would be relatively weak if challenged on the entire 25 acre plot before the Property Review Board. I offered to have sent to him a map showing the suggested division of the parcel in question. I also updated him on the talks and visit with Mr. Casazza.

7. 15 July - Mr. Nunnally advised that Mr. Dickinson was happy with the proposed division of the 25 acre segment and that GSA proposed to press on with the formal paperwork. He answered questions to the effect that Mr. Moreland would be seeing Mr. Arnold Weber routinely on Friday and would advise him of this solution. He also said that processing of the formal paperwork ordinarily would take 30 to 35 days. I brought him up to date on the Casazza chapters and I subsequently suggested that if Mr. Kinsey were to respond to the 6 July Dickinson letter a statement be included "assuming" that the agencies would consult before any changes were made in the character of the land in question. Mr. Nunnally said that he would pass this suggestion to Mr. Moreland. Mr. Nunnally also indicated that GSA would want to get its surveyors out setting the boundaries. I reacted to Mr. Nunnally's problem with the available maps by offering to make available a number of letter size copies showing the final division.

8. 16 July - We briefed Mrs. Harriet F. Bradley on developments since our earlier session. She indicated that this solution seems under the circumstances to be best for all parties concerned. She noted that Fairfax County in the McLean community has been anxious to avoid having any expansion in the Federal establishment in this area and has been most anxious therefore to keep the land as parkland. She indicated that the County did not wish to take over this land itself.

During her visit I told Mrs. Bradley that we had checked on the matter of eliminating the Purina Chow top to our water tower but this was not possible under FAA regulations. I noted that any tower in a flight pattern must have both red lights and checker board pattern.

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Mr. Casazza telephoned to confirm that we would agree to adjust the line closest to the West Parking in the actual survey process. I told him that we believed the line was already drawn covering his worry but did agree that we would adjust by a few feet should that be necessary at the time of the survey. I told him of the compromise worked out with National Park and that I had mentioned to Mr. Nunnally our talks and our tour. Subsequently Mr. Casazza telephoned to advise that he had been in touch with Nunnally confirming our informal understanding and Mr. Nunnally asked if FHWA would assist with the survey of the actual boundaries and Mr. Casazza had agreed. Since he is to be away Mr. Casazza has arranged that Mr. Paul Wild will be the focal point contacting us and arranging with FHWA Region 15 in Falls Church to do the actual survey. I gave Mr. Casazza names and phone numbers of Mr. [REDACTED] and Mr. [REDACTED] for use in this connection. I also spoke to Mr. [REDACTED] on the subject so that he is up to date.

*Paul B. Wild
cl Prop & Sme B.
Wild*

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[REDACTED]
John W. Coffey
Deputy Director
for Support

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DD/S:JWC:lhc (19 July 1971)

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